

**Landowner Specific Narrative Summary
CB Enterprises USA, Inc.**

To date, ATXI has been unsuccessful in obtaining an easement from CB Enterprises USA, Inc. CB Enterprises owns one parcel totaling approximately 3 acres along the Pana to Mt. Zion segment of the Project in Christian County, Illinois. This parcel has been designated internally as A_ILRP_PZ_CH_151-2_ROW. As summarized on ATXI Exhibit 2.1, as of March 16, 2015, ATXI has contacted, or attempted to contact, Mr. Chuck Burton, the owner of CB Enterprises on approximately 34 occasions, including 17 in-person meetings, 3 letters, 11 phone calls and 3 voicemails.

ATXI met with Mr. Chuck Burton on September 2nd to discuss ATXI's initial offer of compensation, at which time Mr. Burton stated that he wanted the agent to discuss the matter with Mr. Stringer before proceeding further. The agent was able to follow-up with Mr. Stringer, the next day. After this meeting, the agent attempted to contact Mr. Burton on multiple occasions, leaving several messages with Mr. Burton's secretary and visiting the business. Finally, on January 7th, the agent was able to speak to Mr. Burton, and while Mr. Burton refused to discuss the terms of the easement, he did request that ATXI come to the property and show him the pole locations, which ATXI did on January 16th. Since this time the agent again attempted to contact Mr. Burton multiple times and left several messages with his secretary. Mr. Burton has not returned any of these messages and has not informed ATXI of any issues he may have with the easement.

ATXI remains willing to negotiate with Mr. Burton, however, given his unwillingness to negotiate or to discuss the terms of the easement, ATXI believes a voluntary agreement in the time frame supportive of this line segment's in-service date is unlikely. Therefore, ATXI requests eminent domain authority for this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 9-2-14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Charles J. McLean ☒

Christian County, IL

Christian County, Illinois

Tax ID: 01-20-01-400-002-00



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 25 50 100 150
Feet

CB Enterprises USA, Inc.

Tract No.:A_ILRP_PZ_CH_151-2

Date: 12/11/2014

EXHIBIT "A"

A 0.266 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST OF THE 3RD PRINCIPAL MERIDIAN, CHRISTIAN COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO C.B. ENTERPRISES USA, INC., RECORDED IN DOCUMENT NO. 2006R03585 OF THE DEED RECORDS OF CHRISTIAN COUNTY, ILLINOIS (D.R.C.C.I.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

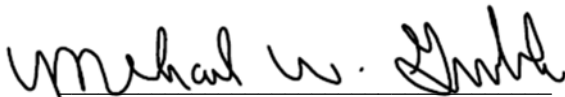
BEGINNING AT A COMMON CORNER OF SAID C.B. ENTERPRISES TRACT AND A TRACT OF LAND DESCRIBED IN ARTICLE V OF LAST WILL AND TESTAMENT TO LINDA LOUISE CORZINE, RECORDED IN CAUSE NO. 03-P-9 OF THE COURT RECORDS OF CHRISTIAN COUNTY, ILLINOIS, FROM WHICH A 1/2-INCH IRON ROD WITH A YELLOW CAP STAMPED "IDOT DISTRICT #6" FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 BEARS SOUTH 14 DEGREES 01 MINUTES 29 SECONDS WEST, A DISTANCE 2,117.92 OF FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1037694.33, E:787104.90;

THENCE NORTH 89 DEGREES 33 MINUTES 11 SECONDS WEST, ALONG THE MOST SOUTHERLY COMMON LINE OF SAID C.B. ENTERPRISES TRACT AND SAID LINDA LOUISE CORZINE TRACT, A DISTANCE OF 114.88 FEET TO A POINT FOR CORNER;

THENCE NORTH 30 DEGREES 58 MINUTES 15 SECONDS EAST, LEAVING SAID COMMON LINE, A DISTANCE OF 234.52 FEET TO A POINT FOR CORNER IN THE MOST EASTERLY COMMON LINE OF SAID C.B. ENTERPRISES TRACT AND SAID LINDA LOUISE CORZINE TRACT, FROM WHICH A RAILROAD SPIKE FOUND AT THE EAST 1/4 CORNER OF SAID SECTION 1 BEARS NORTH 80 DEGREES 18 MINUTES 17 SECONDS EAST, A DISTANCE OF 2,259.00 FEET;

THENCE SOUTH 01 DEGREES 38 MINUTES 47 SECONDS WEST, ALONG THE MOST EASTERLY COMMON LINE OF SAID C.B. ENTERPRISES TRACT AND SAID LINDA LOUISE CORZINE TRACT, A DISTANCE OF 202.07 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 11,605 SQUARE FEET OR 0.266 OF AN ACRE OF LAND, MORE OR LESS.

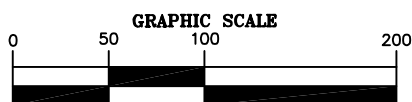
BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), EAST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 11/17/2014





(IN FEET)

1 INCH = 100 FT

EXHIBIT "A"

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°33'11"W	114.88'
L2	N30°58'15"E	234.52'
L3	S01°38'47"W	202.07'

C.B. ENTERPRISES USA, INC.
DOCUMENT NO. 2006R03585
D.R.C.C.I.
A_ILRP_PZ_CH_151-2

PROPOSED VARIABLE
WIDTH EASEMENT
0.266 ACRES
(11,605 S.F.)

N80°18'17"E 2259.00'
P.O.R.—RAILROAD SPIKE FOUND
E 1/4 COR SEC 1

P.O.B.
GRID COORDINATES
N:1037694.33
E:787104.90

ARTICLE V
LINDA LOUISE CORZINE
CAUSE NO. 03-P-9
C.R.C.C.I.
A_ILRP_PZ_CH_151-1

SECTION 1
TOWNSHIP 12N
RANGE 1E

S14°01'29"W 2117.92'
P.O.R.—1/2" IRON ROD WITH A
YELLOW CAP STAMPED
"DOT DISTRICT #6" FOUND
SW COR SE 1/4 SEC 1

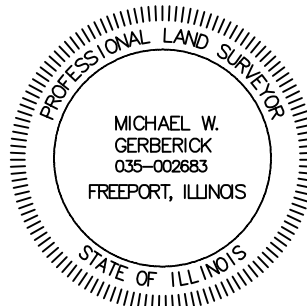
LEGEND

C.R.C.C.I. COURT RECORDS
CHRISTIAN COUNTY, ILLINOIS

D.R.C.C.I. DEED RECORDS
CHRISTIAN COUNTY, ILLINOIS

P.O.B. POINT OF BEGINNING
P.O.R. POINT OF REFERENCE
△ CALCULATED POINT

— SUBJECT PROPERTY LINE
— PROPERTY LINE
- - - PROPOSED EASEMENT CENTERLINE
- - - - - PROPOSED EASEMENT



Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 11/17/2014
SCALE: 1"=100'
TRACT ID: A_ILRP_PZ_CH_151-2
DRAWN BY: LCA



150' TRANSMISSION
LINE EASEMENT
PANA TO MT. ZION
SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 EAST
OF THE 3RD PRINCIPAL MERIDIAN
CHRISTIAN COUNTY, ILLINOIS